

Community Preservation Committee
September 25, 2015
Kingsbury Room, Wellesley Police Department

The meeting was called to order at 7:32 by Barbara McMahon

Members present: Barbara McMahon, Chair; Alan Port, Vice Chair; Jim Conlin, Susan Hurwitz, Tad Heuer, Susan Troy, Mason Smith

Guests: Hans Larsen, Chief Executive Officer, Dave Murphy, Board of Selectman, Don McCauley, BOS

Two Wellesley High School students were present to observe as part of a civics class curriculum; Anna Liss-Roy and Tami Rubin.

Mr. Larsen makes a report to the committee concerning the purchase of the North 40 parcel of land.

He reported that the Town appraisal was due this week and the Town was drafting a response to the RFP.

The amount of \$25 million is currently being used to calculate possible cost, this number being close to the appraised amount. The Town is anticipating asking for 30% contribution from the CPC and will have a draft application after Tuesday night.

Mr. Larsen reported that environmental issues, especially the landfill issue, would figure prominently in cost projections. Outside consultants have been secured to help deal with these issues. Mr. Larsen further reported that there are weekly meetings between Wellesley College and the Town.

There was then a discussion about conservation restrictions that would be in place with CPC involvement. Issues of tax-exempt v. taxable borrowing will be discussed at Special Town Meeting in October.

Mr. Port stated that it was important that the Town Treasurer be aware that with this kind of funding issues of cash flow for CPC needed close attention, especially because of the impact of CPC debt service over a prolonged period.

Mr. Larsen suggested that Mr. Port and Treasurer Struthers meet and come to agreement on these issues.

There was then a discussion about what possible areas of the North 40 would be supported by CPC funds. All discussion was based only on the possibility that the

Town could acquire the North 40. However, Mr. Conlin did sum up the sentiment of many on the CPC that “we didn’t want to be given the leftovers” meaning only lands that were not fit for development or were not desired by other Town interest groups.

Ms. McMahon asked about the possibility of widening Weston Road and was told that this was a “serious topic” under discussion.

Ms. McMahon asked Mr. Larsen what acreage did he foresee as possible CPC acreage? He responded that current thinking was the land along Turner road to encompass the former landfill area.

Ms. Troy asked if there had been discussion about buying homes along Weston Road nearest the railroad bridge. Mr. McCauley said this was not part of initial discussions. Additionally it was stated that taking the North 40 by imminent domain was not a consideration.

There was then discussion about “unwinding” CPC funds from the 900 Worcester purchase. The committee seemed to approve of this action and understood that the BOS desired the “flexibility” this action would provide for future dealings about the use of the 900 Worcester site.

Mr. Port then handed out sheet entitled “Borrowing for the Long Term.”

Mr. Larsen stated that by next Friday the Town would have specific numbers.

Motion by Alan Port, seconded by Tad Heuer: “Pending submission of a proposal the members of the CPC give a ‘sense of the meeting’ to the Board of Selectmen that the CPC is in favor of a \$9.3 million commitment toward the purchase of the North 40 or 30% of the total purchase price, whichever is less.”

All in favor.

Mr. Port added that this approval was subject to CPC being able to borrow for 30 years at level payment.

Guests leave.

New Projects:

Historical Commission: Mr. Heuer informed the committee of the possibility that the Historical Commission would submit a proposal to CPC dealing with the obtaining of “historical plaques” that would be offered to any home that was over 100 years old. A figure of \$100,000 was suggested.

A motion to adjourn was made at 9:21 by Susan Hurwitz and seconded by Susan Troy.